

Links Preserve I of St Andrews East Association, Inc.

Links Preserve I of St Andrews East Association, Inc. is a land condominium. This is unique, as homeowners own the lot and the home on the lot, but is not considered a homeowner's association. We are governed by Florida Statute 718 Condominiums.

In an effort to maintain continuity and ambiance of the Association, and in keeping with the basic tenets of the "maintenance and restrictions of use" requirement within the purchase documents distributed to all owners, the following guidelines are implemented with regard to landscaping and grounds:

- Although the Association maintains a ground contract for the overall maintenance: mowing, trimming, edging, weed control, mulch and fertilization, Owners are responsible for replacing plants and trees when needed.
- Owners are encouraged to contact the current grounds contract company, currently ArtisTree, for replacement of plants and trees. ArtisTree, as the Association maintenance contractor, is competitively priced and will warranty any plant or tree (except for damage from negligent Owners' acts) for as long as they maintain the Association contract.
- Owners are not required to obtain written permission to replace plants or trees if replaced with "like and kind" (i.e. ixora with same species ixora, viburnum with same species of viburnum, hibiscus with same species hibiscus, etc.).
- Owners must obtain prior written permission to add landscaping, take away from current landscaping or to replace existing landscaping with any different material. Mulch type and color must remain as applied by Association's contracted landscaper.

- Owners may place annuals in existing beds on lots, provided plants are well maintained and removed prior to Owners leaving their home for an extended period of more than one month.
- Lawn ornaments or planters/pots are limited to two (2) per home. They must not be placed where lawn care or mowing would be hindered.
- Any planter, pot, lawn ornament, lawn flag, or any other object installed upon the lot or that can be seen from the exterior that in the opinion of the Board of Directors is not maintained, or attractive, or in keeping with the continuity of the Association must be removed. Additionally, if Owners exceed the number of planters, pots, lawn ornaments, flags allowed, Owner will be asked to promptly remove the designated objects. If not removed within a reasonable period following notification, objects will be removed and disposed of by the Association to achieve compliance and Owners may be assessed cost of removal and disposal, including all administration costs.

NOTE: Please contact Property Manager with any questions or if clarification is sought.